

ORDINANCE NO. _____

1 AN ORDINANCE amending the Development Plan for Willow Springs Planned Unit
2 Development to include property generally located at Pioneers Boulevard and Lucille Drive, and
3 legally described as:

4 Lot 1, Hamann Meadows 4th Addition, located in the Southwest
5 Quarter of Section 3, Township 9 North, Range 7 East of the 6th
6 P.M., Lincoln, Lancaster County, Nebraska;

7 to adjust the setbacks at the perimeter of the PUD to accommodate an office building with a
8 drive-through facility.

9 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

10 1. This Change of Zone approves Lucile Park, LLC's requested adjustment of the
11 setbacks from 20' to 6' along the west and north lot lines of Lot 1, Block 5 of the Planned Unit
12 Development.

13 2. Before a final plat is approved the Permittee shall cause to be prepared and
14 submitted to the Planning Department a revised and reproducible final plot plan including 3
15 copies with all required revisions as listed below:

16 a. Improve the clarity of Sheet 1 of 6 and the associated notes to the
17 satisfaction of the Planning Department.

18 b. Submit a revised grading and drainage plan to the satisfaction of Public
19 Works and Utilities/Watershed Management.

20 3. Before occupying the building all development and construction must
21 substantially comply with the approved plans.

22 4. All privately-owned improvements shall be permanently maintained by the
23 Permittee or an appropriately established owners association approved by the City Attorney.

24 5. The physical location of all setbacks and yards, buildings, parking and circulation
25 elements, and similar matters must be in substantial compliance with the location of said items

1 as shown on the approved site plan.

2 6. The terms, conditions, and requirements of this ordinance shall run with the land
3 and be binding upon the Permittee, its successors, and assigns.

4 7. The Permittee shall sign and return the letter of acceptance to the City Clerk.
5 This step should be completed within 60 days following the approval of the change of zone,
6 provided, however, said 60-day period may be extended up to six months by administrative
7 amendment. The City Clerk shall file a copy of the ordinance approving the change of zone and
8 the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by
9 the Permittee. Building permits will not be issued unless the letter of acceptance has been filed.

10 8. The site plan as approved with this ordinance voids and supersedes all
11 previously approved site plans, however, the terms and conditions of all prior ordinances
12 approving the Planned Unit Development remain in force and effect except as specifically
13 amended by this ordinance.

14 Section 3. Pursuant to Article VII, Section 7 of the City Charter, this ordinance shall
15 be posted on the official bulletin board of the City, located on the wall across from the City
16 Clerk's office at 555 S. 10th Street, in lieu of and in place of newspaper publication with notice
17 of passage and such posting to be given by publication one time in the official newspaper by the
18 City Clerk. This ordinance shall take effect and be in force from and after its passage and
19 publication as herein and in the City Charter provided.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2017:

Mayor